

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Dorsey Avenue, 480 ft. E * ZONING COMMISSIONER
of c/l Stuart Street *
712 Dorsey Avenue * OF BALTIMORE COUNTY
15th Election District *
5th Councilmanic * Case No. 92-225-A
Legal Owner: *
Stengle K. Watkins *
Contract Purchaser/Lessee *
Kenneth and Sharon Daniels *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matter comes before the Zoning Commissioner as a Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width of 50 ft., in lieu of the required 55 ft. in a D.R.5.5 zone, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioner, Kenneth W. Daniels, appeared and testified. Also appearing and testifying on behalf of the Petition was Marie Gomeringer, the Real Estate Agent for the sale of the subject lot, and who resides in the neighborhood at 708 Dorsey Avenue. There were no Protestants.

Testimony and evidence indicated that the Petitioners, Kenneth W. and Sharon A. Daniels recently acquired the subject lot, known as 712 Dorsey Avenue. Mr. Daniels testified that he purchased the lot from Stengle K. Watkins and desires to build a single family dwelling thereon. He proposes the dwelling to have a width of no more than 30 ft., so that there will be 10 ft. setbacks on both sides of the dwelling. Mr. Daniels further testified that neither he nor Mr. Watkins own any of the adjacent properties on either side of the subject lot. He further testified there are a number of houses in this community that are undersized and built on 50 ft.

lots. He stated if the variance was denied, he would suffer practical difficulty and the lot would be unbuildable.

Ms. Marie Gomeringer concurs with Mr. Daniels' testimony indicating there are a number of houses in the vicinity that are built on 50 ft. lots and that she is aware of no neighborhood opposition to the request.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular par-

cel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of January, 1992 that, pursuant to the Petition for Zoning Variance, a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width of 50 ft., in lieu of the required 55 ft. in a D.R.5.5 zone, in accordance with the Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of a building permit, an architectural drawing of the proposed dwelling shall be submitted for review by the Deputy Director of the Office of Planning and Zoning to ensure that the size of the home is compatible with those existing in the neighborhood.
3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 7, 1992

Mr. and Mrs. Kenneth Daniels
312 N. Marlyn Avenue
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
Case No. 92-225-A

Dear Mr. and Mrs. Daniels:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.
cc: Mr Stengle K. Watkins
cc: Mrs. Marie Gomeringer

Petition for Variance

to the Zoning Commissioner of Baltimore County

92-225-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.C.1. to allow a lot width of 50' in lieu of the required 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Cannot build anything on the lot since it has existed since 1930, and most dwellings on this street and in this neighborhood are on 50' wide lots.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Contract Purchaser/Lessee:

KENNETH W. DANIELS / SHARON A. DANIELS
Signature
312 N. MARLYN AVE.
Address
BALTIMORE, MD 21221
City and State
Phone 391-7526

Signature
Address
City and State
Attorney for Petitioner:

(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

4613 CERRILLO ROAD 301-540-8793
Address Phone No.
ZASTEN, MD 21661
City and State

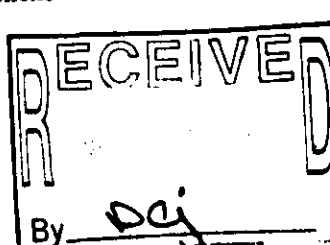
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

KENNETH W. DANIELS
Name
312 N. MARLYN AVE.
Address
BALTIMORE, MD 21221
City and State
Phone No. 391-7526

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE

REVIEWED BY: LG DATE



92-225-A

ZONING DESCRIPTION

Beginning At A POINT OF THE NORTH SIDE OF DORSEY AVENUE WHICH IS 50' WIDE AT THE DISTANCE OF 480' FT. EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET STUART STREET, WHICH IS 50' WIDE, BEING LOT #13, BLOCK 2, SECTION C IN THE SUBDIVISION OF A (ESSEX) & SONS, INC. BALTIMORE COUNTY PLAT BOOK #89 FOLIO #74, CONTAINING 7,236 SQ. FT. OR THEREABOUTS, ALSO KNOWN AS 712 DORSEY AVENUE AND LOCATED IN THE #15 ELECTION DISTRICT;

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 1/14/92
Posted for: 15 days
Petitioner: STENGLE K. WATKINS, KENNETH W. DANIELS, SHARON A. DANIELS
Location of property: 712 DORSEY AVE.
Location of signs: 712 DORSEY AVE. 7' x 11' signs
Remarks: 0.75 acre, single detached house
Posted by: M. Stengle Signature Date of return: 1/20/92
Number of signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/12/91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

THE JEFFERSONIAN,

S. Zeke Orleans
Publisher

\$70.76

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/12/91.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Orleans
Publisher

\$70.76

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1-6-92

Kenneth W. Daniels
212 W. Marlyn Avenue
Baltimore, Maryland 21221

RE:
CASE NUMBER: 92-225-A
N/S Dorsey Avenue, 480' E of c/l Stuart Street
712 Dorsey Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Stengle K. Watkins
Contract Purchaser(s): Kenneth and Sharon Daniels

Dear Petitioner(s):

Please be advised that \$ 95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DECEMBER 5, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-225-A
N/S Dorsey Avenue, 480' E of c/l Stuart Street
712 Dorsey Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Stengle K. Watkins
Contract Purchaser(s): Kenneth and Sharon Daniels
HEARING: FRIDAY, JANUARY 5, 1992 at 11:00 a.m.

Variance to allow a lot width of 50 feet in lieu of the required 55 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Stengle Watkins
Kenneth W. Daniels

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 20, 1991

Mr. Stengle K. Watkins
9613 Cordova Road
Easton, MD 21601

RE: Item No. 238, Case No. 92-225-A
Petitioner: Stengle K. Watkins
Petition for Variance

Dear Mr. Watkins

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 20, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Kenneth W. Daniels
312 N. Marlyn Avenue
Baltimore, MD 21221

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 22nd day of November, 1991.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Dyer
CHAIRMAN
ZONING PLANS ADVISORY COMMITTEE

Petitioner: Stengle K. Watkins
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 6, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Watkins Property, Item No. 238

Should the applicant's request be granted, staff offers the following conditions be attached:

Prior to the issuance of a building permit, an architectural drawing of the proposed dwelling shall be submitted for review by the deputy director of the Office of Planning and Zoning to ensure that the size of the home is compatible with those existing in the neighborhood.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn
ITEM238/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 17, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 2, 1991

This office has no comments for item numbers 235, 236 and 238.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

DECEMBER 6, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STENGLE K. WATKINS
Location: #712 DORSEY AVENUE
Item No.: 238 Zoning Agenda: DECEMBER 3, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *W.F. Brant* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Assistant Planning Director DATE: November 29, 1991
Planning Administration and Development Management

FROM: Robert W. Bowling, P.E.

SUBJECT: Planning Review Meeting
12/1/91

The Planning Engineering Division has reviewed the proposed subdivision and will be submitting a report to the Planning Board on 12/1/91.

The Item 208, the previous County Review Group comments still apply.

The Item 208, the previous minor subdivision review comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Development Engineering Division

END

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: March 16, 1992

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance Case No. 92-225-A
Watkins Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 712 Dorsey Avenue. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. Kenneth Daniels

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50 feet in lieu of the required 55 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

RECEIVED
MAR 18 1992

ZONING OFFICE

Memo to Mr. Robert C. Covahey
March 16, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is located approximately 100 feet from the tidal waters of Duck Creek. Therefore, no clearing grading or disturbance of the buffer shall occur.

2. Regulation: "A minimum 25 foot buffer shall be maintained around all non-tidal wetlands so that development or other activities will not adversely affect the wetlands or the wildlife contained therein" <Baltimore County Code Section 26-448(a)>.

Finding: No wetlands exist on this site or in the vicinity of the site, therefore, no disturbance of wetlands shall occur.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" <Baltimore County Code Section 26-452(a)>.

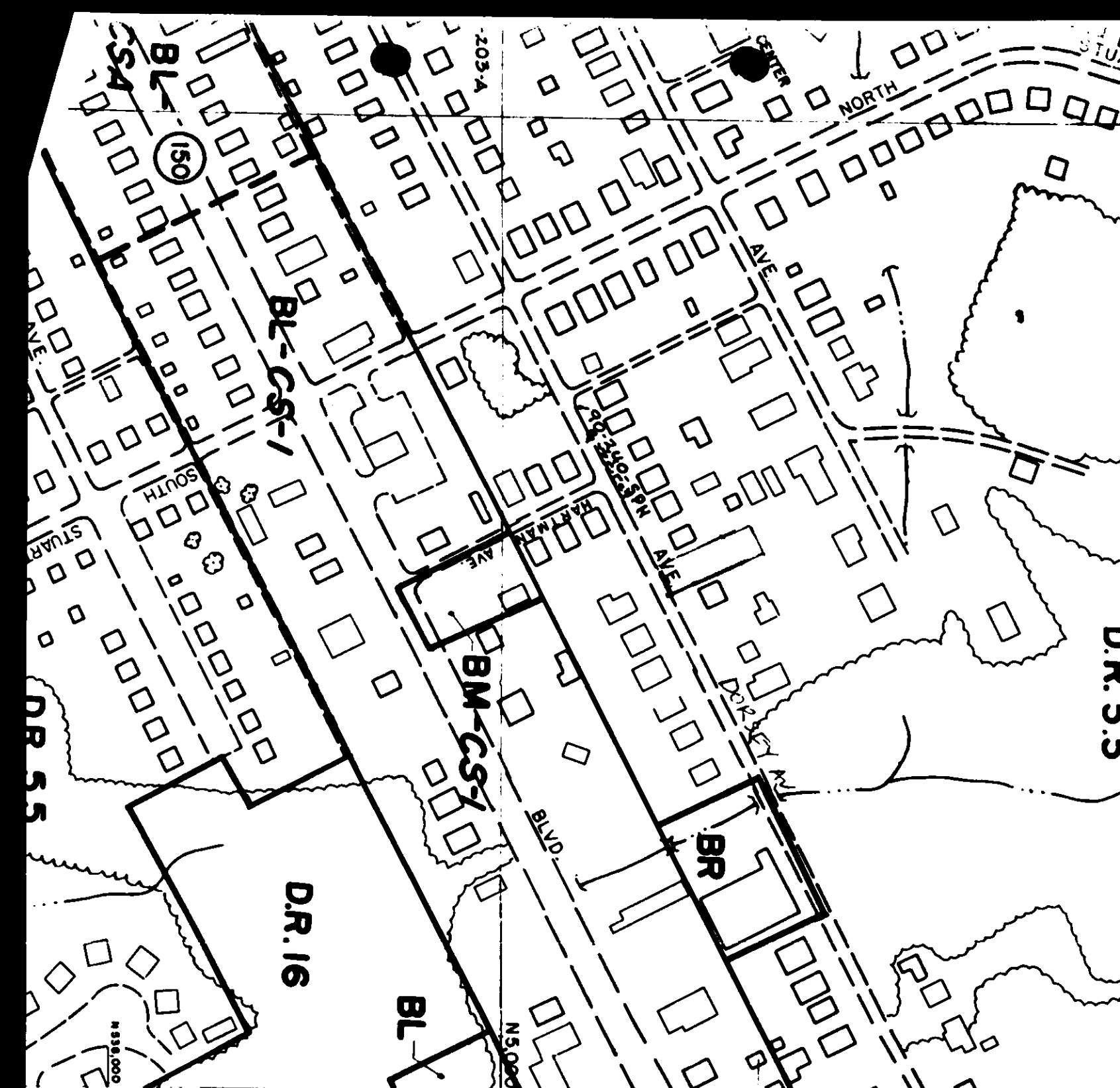
Finding: The applicant shall install a drywell to collect and infiltrate the first half inch of rooftop runoff. Infiltration of stormwater is a recommended best management practice in the Critical Area Commission's Guidance Paper No. 5 titled "A Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area" and will bring this project into compliance with the above regulation.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations, and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter
J. James Dieter, Director

JUD:NSP:ju
Attachment
cc: Mr. Kenneth Daniels
WATKINS/TXTN55



92-225-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204
HISTORIC DISTRICT/BLDG. YES ☒ NO ☐
PROPERTY ADDRESS 712 Dorsey Avenue
SUBDIV: Essex DISTRICT/PRECINCT 15
TAX ACCOUNT # 151-001001
OWNER'S INFORMATION (LAST, FIRST)
NAME: Kenneth & Sheron Daniels
ADDR: 312 N. Maryland Avenue Baltimore, MD 21221
APPLICANT INFORMATION
NAME: Kenneth Daniels
ADDR1: 312 N. Maryland Avenue
ADDR2: 708 Dorsey Ave
PHONE #: 391-1526 WHIC LICENSE #: 15
APPLICANT SIGNATURE: [Signature] TRACT: 1 BLOCK: 1
PLANS: CONST 1 PLAT 1 DATA 1 EL 1 PL 1
TENANT: None
CONTR: None
ENGR: None
SELLER: None
TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WHOLESALE
6. MOVING
7. OTHER
TYPE OF USE
RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
05. ENTER NO UNITS
06. SWIMMING POOL
07. OTHER
TYPE FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE
BASEMENT
1. FULL
2. PARTIAL
3. NONE
TYPE OF CONSTRUCTION
1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REIN. CONCRETE
TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL
TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. OTHER
CENTRAL AIR: 1. YES 2. NO
ESTIMATED COST: \$ 10,000
PROPOSED USE: Residence
EXISTING USE: None
OWNERSHIP
1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL
RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHOUSE 5. MIDRISE
1. BED 2. 2BED 3. 3BED 4. TOT BEDS 5. MIDRISE
1. FAMILY BEDROOMS
2. BATHROOMS
3. KITCHENS
4. LIBRARY
5. FOLIO
6. OTHER
APPROVAL SIGNATURES DATE
BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 2-1150 SIZE 50'x145'
WIDTH 30' FRONT STREET
HEIGHT 30' SIDE STREET
STORIES 2-1150 SIDE SETBK 25'
LOT # 17 SIDE STR SETBK 10'16'
CORNER LOT REAR SETBK 24'
1. Y 2. N ZONING DR.55
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDABLE

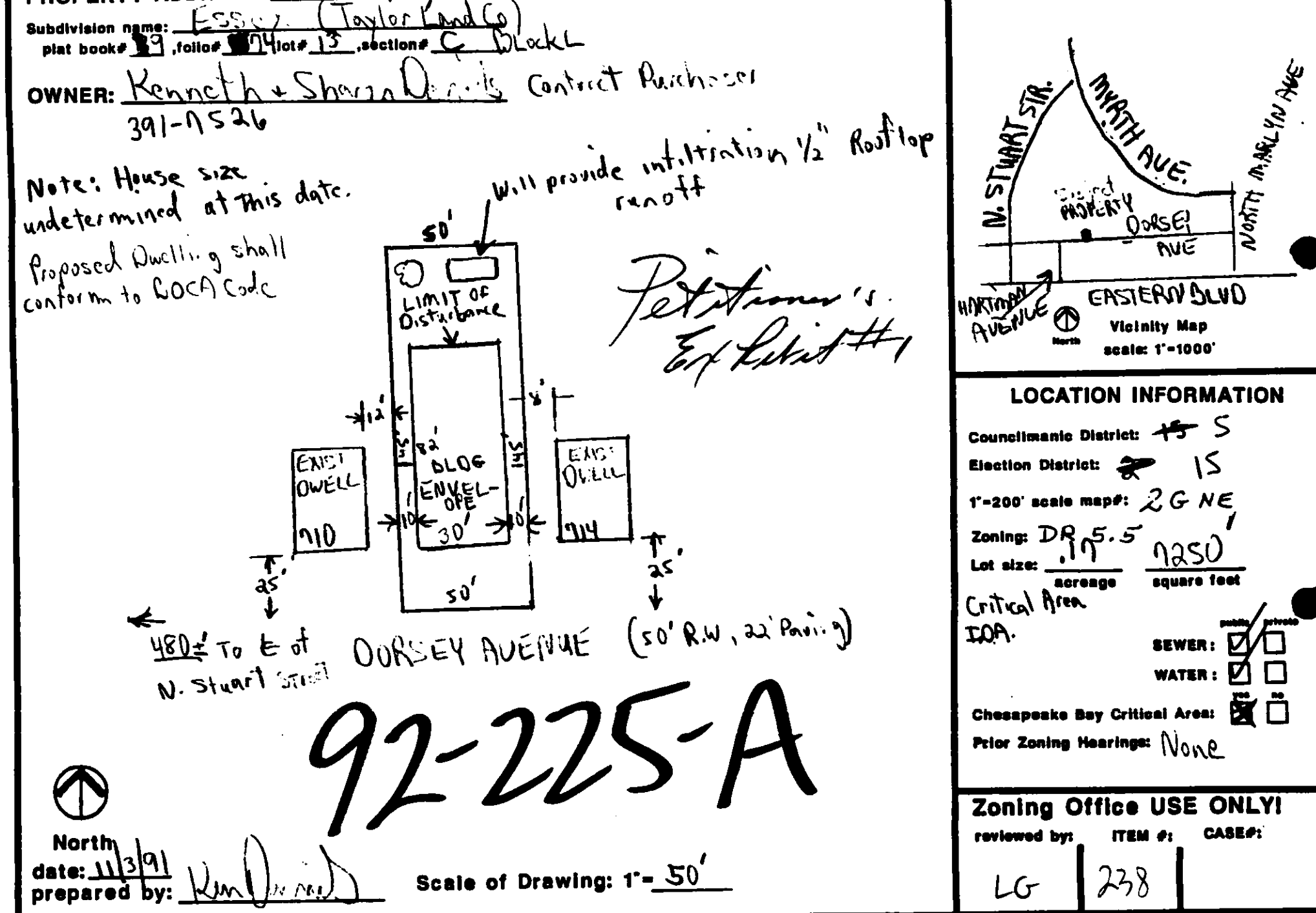
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Kenneth Daniels 312 N. Maryland Avenue 21221
MARIE GOKERINGER 708 DORSEY AVE 21221

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

PROPERTY ADDRESS: 712 Dorsey Avenue
Subdivision name: Essex (Taylor Land Co)
plat book: 13 folio: 101 section: 1 block: 1
OWNER: Kenneth & Sheron Daniels Contract Purchase
391-1526
Notes: House size
undetermined at this date.
Proposed Dwelling shall
conform to COCA Code
Will provide infiltration 1/2" rooftop
runoff
Petitioner's
Exp Robert H.



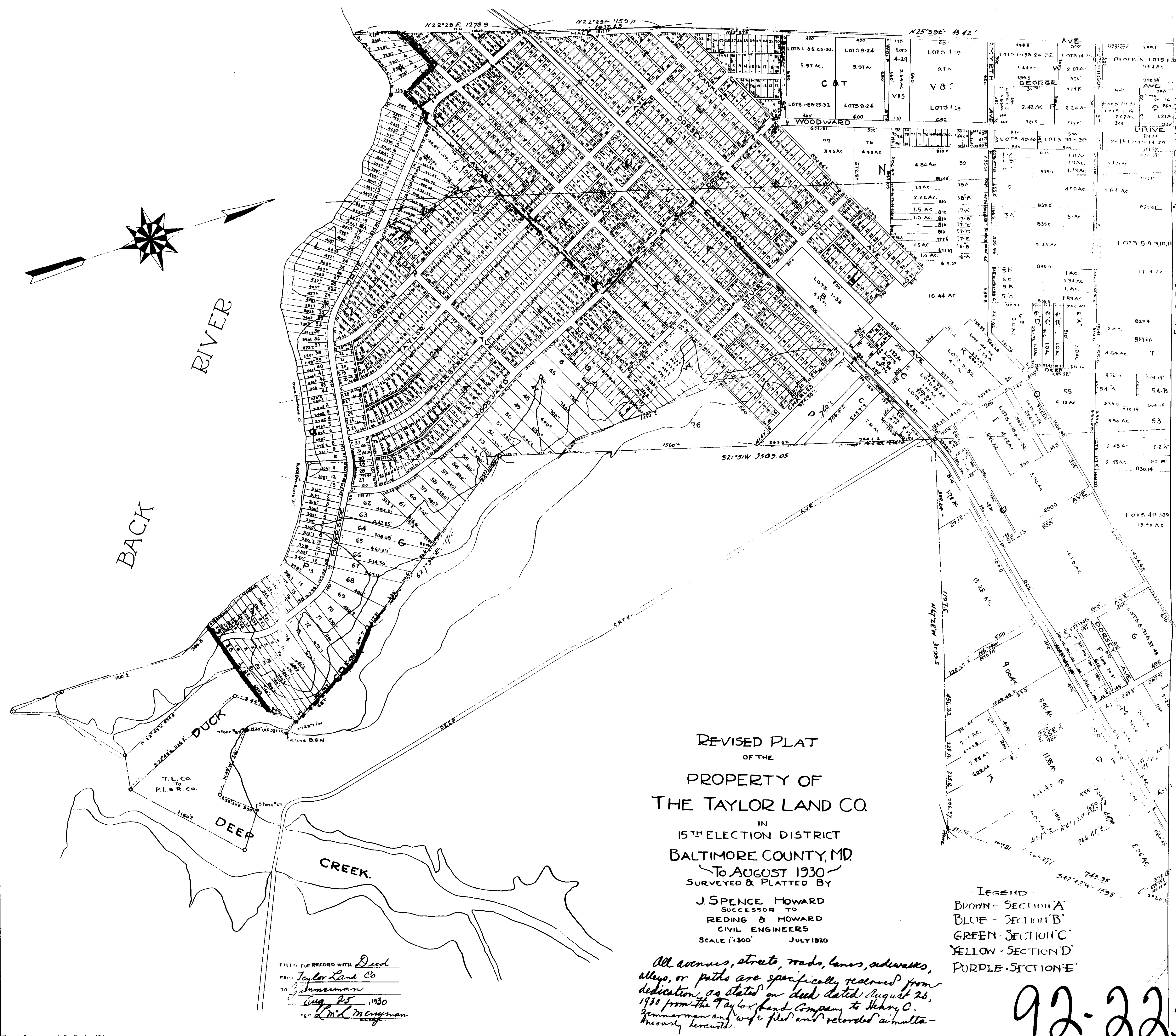
North
date: 11/3/91
prepared by: Rm [Signature]
Scale of Drawing: 1"=50'

LOCATION INFORMATION
Countryside District: 15
Election District: 15
1"=200' scale map: 26 NE
Zoning: DR.55
Lot size: 1.17 acres
Critical Area: IDA
Sewer: ☒
Water: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: None
Zoning Office USE ONLY
reviewed by: LG ITEM #: 238 CASE: 92-225-A



SCALE	LOCATION	SHEET
1" = 200' ±	ESSEX	N.E. 2-G
DATE OF PHOTOGRAPHY JANUARY 1986		

238



92-225-A